



Radcliffe & Rust estate agents are delighted to offer, for sale, this two bedroom semi detached property nestled in the vibrant Romsey district. 158a Mill Road offers an unbeatable blend of convenience and character. Located just an 11-minute walk from Cambridge Station, residents enjoy swift rail links to London and beyond. The Citi?2 bus provides frequent journeys into the city centre, Addenbrooke's and ARU, with bus stops mere minutes from your door. Cyclists benefit from wide cycle lanes and direct routes to the university, station and green spaces – particularly popular in Cambridge's cycling culture.

Foodies will love the eclectic mix of independent cafés, delis, international restaurants and pubs lining Mill Road. Essential amenities like Sainsbury's, convenience shops and the Mill Road Surgery sit moments away. Cultural highlights, from the striking eco-mosque to the annual Winter Fair, foster a strong community vibe. Ideal for those seeking vibrant urban living with excellent transport links and local charm.

Situated on a popular residential street, this beautifully presented two-bedroom terraced home offers a wonderful opportunity for first-time buyers, young professionals or investors. With a total floor area of approximately 621 square feet, the property has been thoughtfully laid out to maximise space and comfort throughout. Whilst the address states "Mill Road" this property is somewhat set back from the busy main road and is actually accessed via Argyle Street providing a more private and secluded feel.

The ground floor welcomes you with a bright and inviting Kitchen that is well-equipped with ample storage and worktop space, and opens into a lovely conservatory – perfect for enjoying your morning coffee or extending your entertaining area with views out to the garden. The Living/dining room is tastefully decorated with a modern aesthetic and stylish feature wall, creating a warm and sociable space to relax or entertain. Also on this level is a contemporary family bathroom, complete with elegant marble-effect tiling, a full-sized bath with overhead shower, and modern fixtures, including a sleek vanity unit and low-level WC.

Upstairs, the property features two generous double bedrooms, both neutrally decorated and filled with natural light. Bedroom one offers excellent proportions, while bedroom two is equally spacious, making it ideal for guests, children, or ideal for a home office setup. Outside there is a

fully paved, low maintenance, rear garden and timber storage shed. Parking is available via resident permit parking scheme.

Well-maintained throughout and ready to move into, this charming home is ideally located close to local amenities, schools and excellent transport links. Whether you're looking for your first home or a smart addition to a rental portfolio, this property ticks all the right boxes.

Agent notes

Tenure: Freehold

Council tax: Band B = £1,832

Chain details: No onward chain





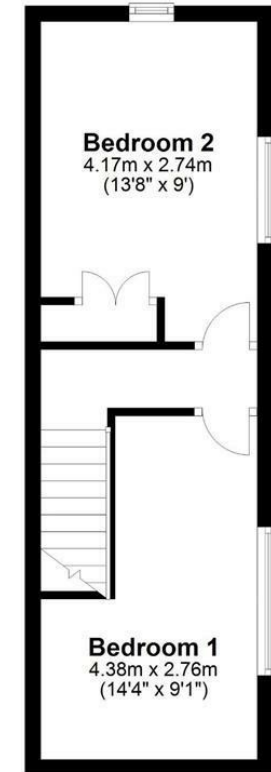
Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



First Floor

Approx. 26.2 sq. metres (281.5 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 41 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

